

024.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

834,900 / 834,900

USE VALUE:

834,900 / 834,900

ASSESSED:

834,900 / 834,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 81 | | HENDERSON ST, ARLINGTON |

| Use Code | | Land Size | Building Value | Yard Items | | Land Value | Total Value | Legal Description | | User Acct |
|----------|--|-----------|----------------|------------|--|------------|-------------|-------------------|--|-----------|
| 101 | | 7458.000 | 319,100 | 800 | | 515,000 | 834,900 | | | 15995 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 07/21/17 |
| | | | | | | | | | | !1985! |

OWNERSHIP

Unit #:

| | |
|---------------------------|-------|
| Owner 1: DUPEE KARIN A | |
| Owner 2: | |
| Owner 3: | |
| Street 1: 81 HENDERSON ST | |
| Street 2: | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 2057 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7458 | Sq. Ft. | Site | | | 0 | 80. | 0.86 | 1 | | | | | | | | | 514,990 | | | | | | 515,000 | |

Total AC/HA: 0.17121

Total SF/SM: 7458

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 514,990

Spl Credit

Total: 515,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | | | | | | | | | | | | | | | | | |
|------------------------------------|--------------------------------|-----------------------|-----------------|---------------------------|----------|---------------------------------|-----|---------------------------------------|------------|-----|-----|-------------------------|------|-------|------------|------------|--------------|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | |
| Type: 15 - Old Style | 2 | Rating: Average | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | % | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | Kits: 1 | Rating: Average | | | | | | | | | | | | | | | | |
| Color: WHITE | | A Kits: | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: | | Frl: | Rating: | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | CONDOS INFORMATION | | | | RESIDENTIAL GRID | | | | SKETCH | | | | | | | |
| Grade: C - Average | | | | Location: | | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | 24 | | | | | | | |
| Year Blt: 1890 | Eff Yr Blt: | Total Units: | | Level | | FY LR DR D K FR RR BR FB HB L O | | 20 | | | | | | | | | | | |
| Alt LUC: | Alt %: | Floor: | | Other | | | | WDK (160) | | | | | | | | | | | |
| Jurisdct: | Fact: . | % Own: | | Upper | | | | 10 | | | | | | | | | | | |
| Const Mod: | | Name: | | Lvl 2 | | | | OFF (200) | | | | | | | | | | | |
| Lump Sum Adj: | | | | Lvl 1 | | | | 10 | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | |
| Avg Ht/FL: STD | Phys Cond: AG - Avg-Good 26. % | Functional: | | Exterior: | | No Unit RMS BRS FL | | SFL | | | | 10 | | | | | | | |
| Prim Int Wal 2 - Plaster | | Economic: | | Interior: | | 1 10 6 M | | FFL | | | | 10 | | | | | | | |
| Sec Int Wall: | % | Special: | | Additions: | | | | (624) | | | | 14 | | | | | | | |
| Partition: T - Typical | Override: | | | Kitchen: | | | | TQS | | | | 10 | | | | | | | |
| Prim Floors: 3 - Hardwood | Total: 26.4 % | | | Baths: | | | | FFL | | | | 10 | | | | | | | |
| Sec Floors: | % | | | Plumbing: | | | | BMT | | | | 10 | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | Electric: | | | | (480) | | | | 20 | | | | | | | |
| Subfloor: | | | | Heating: | | | | | | | | 6 | | | | | | | |
| Bsmnt Gar: | | | | General: | | Totals | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | 1 10 6 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Model: | | | | Serial # | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| PARCEL ID 024-0-0005-0001.0 | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | |
| A2 | WOOD SHD | D | Y | 1 | 12X16 | A | FR | 1980 | 7.04 | T | 39 | 101 | | | 800 | | 800 | | |
| More: N | | | | Total Yard Items: | | | | 800 | | | | Total Special Features: | | | | 800 | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |